

Summary of Proposed Ordinance Relating to Zoning, Site Alteration and Critical Areas

This summary applies to the proposed Critical Areas Ordinance dated December 10, 2002, and fulfills the state Growth Management Act and King County Code 20.18.100 requirement for a “plain language” summary.

Some of these changes were included in proposed ordinances that were transmitted to the King County Council but not adopted. These items are noted using the following abbreviations:

SAO: The proposed amendments to the Sensitive Areas Ordinance, King County Code (K.C.C.) chapter 21A.24 pending at council (Proposed Ordinance 1999-0353).

SALT: The proposed Site Alteration Code pending at council (Proposed Ordinance 2000-0525). This is a proposed update to the Clearing and Grading Code.

Amendments to K.C.C. chapter 21A.44, “Decision Criteria”

Section 1 -- Variance. (*K.C.C. 21A.44.030*) Adds a provision that within a special district overlay, the variance may not modify, waive or define uses; waive requirements for special studies or reports; or reduce buffer widths, setbacks or vegetation retention standards by more than a total of ten percent. Also gives more specific cross reference to property-specific development standards. Updates cross references to sections moved by this ordinance.